



Old Court Cottage,
Cowbeech Hill,
Cowbeech,
East Sussex,
BN27 4JA



Cowbeech Hill

A beautifully presented detached four bedroom house that sits in a popular semi rural location enjoying views over farmland and boasting an exceptional specification with luxurious fixtures and fittings, handmade kitchen and oak framed garden room with rural views.

Features

DETACHED FAMILY HOME
LARGE OPEN-PLAN
KITCHEN/FAMILY ROOM
LUXURIOUS FIXTURES AND
FITTINGS
VIEWING RECOMMENDED

4 BEDROOMS, 1 EN-SUITE
AMPLE OFF-ROAD PARKING
RURAL VIEWS
HOME OFFICE



Description

Viewing is essential to appreciate this beautifully presented detached four bedroom family home that is finished to an exacting standard with luxurious fixtures and fittings, oil fired central heating and timber double glazing. Approached over a large reception hall, the main living room has an inglenook fireplace with wood burning stove. At the heart of the house is a stunning hand-made kitchen/breakfast room that provides a breakfast bar and opens into a snug/living room and also into a triple aspect oak-framed dining area. To the first floor are four bedrooms, the main with an en-suite shower room. The fixtures and fittings throughout the property are to an exceptional standard with traditional cast-iron radiators, tiled or oak floors and Christian Browne sanitary ware including high cistern WCs and a copper bath. The gardens have been landscaped providing level lawn, childrens play area as well as a detached home office.

Note: The adjoining property has planning permission to construct a new separate driveway. The property has a private drainage system located in the adjoining farmland.

Directions

From Herstmonceux proceed through Stunts Green. Turn left onto the Cowbeech Road where the property will be seen on the right hand side.
What3Words: ///excusing.admiringly.tricky



THE ACCOMMODATION

With approximate dimensions comprises

OAK CANOPY PORCH

With oak panelled doors to

RECEPTION HALL

17' 1" x 5' 10" (5.21m x 1.78m) Windows to either side, tiled flooring, stairs rising to first floor.

LIVING ROOM

16' 10" x 13' 8" (5.13m x 4.17m) Window to front, central inglenook fireplace with bressumer beam and wood burning stove on tiled hearth.

KITCHEN

21' 4" x 17' 2" (6.50m x 5.23m) A triple aspect room with double doors opening onto the patio and garden, hardwood floor, comprehensive range of handmade base and wall mounted cabinets incorporating cupboards and drawers with intelligent storage systems. The kitchen is laid out around a centre island which incorporates a breakfast bar, dishwasher and butler sink with mixer tap and etched drainer. There is a further range of base and wall mounted units with spaces and plumbing for an oven Range and American style fridge/freezer. The kitchen opens into the

OAK FRAMED GARDEN ROOM

18' 0" x 8' 9" (5.49m x 2.67m) With double doors to patio taking in country views. And to the other side the kitchen opens into the

SNUG

11' 0" x 10' 10" (3.35m x 3.30m) With double doors to the side garden.

UTILITY ROOM

10' 4" x 6' 8" (3.15m x 2.03m) With window and panelled door to patio and garden. There is space and plumbing for appliances with hard wood working surface and additional wall cabinet and wine rack. A cupboard houses the pressurised water tank with a separate broom cupboard that houses the fuse board. Door to

DOWNSTAIRS CLOAKROOM

Window to side, part tiled and fitted with a vanity sink unit with mixer tap and high cistern WC.

FIRST FLOOR LANDING

With light tube.





MAIN BEDROOM

13' 9" x 12' 0" (4.19m x 3.66m) With window taking in farmland views, painted floorboards, door to

EN-SUITE SHOWER ROOM

8' 10" x 5' 6" (2.69m x 1.68m) With window to rear, fitted with a fully tiled shower enclosure with glazed screen, radiator with towel rail and plumbing in place for a WC and wash hand basin.

BEDROOM

13' 10" x 12' 0" (4.22m x 3.66m) With window to front, exposed painted floorboards.

BEDROOM

13' 3" x 11' 5" (4.04m x 3.48m) A dual aspect room with corner brick fireplace, partially vaulted with exposed timber.

BEDROOM

11' 3" x 8' 3" (3.43m x 2.51m) A dual aspect room, partly vaulted with exposed timber.

BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m) With window to front, exposed painted floor, part tiled walls and fitted with a Christian Browne sink unit, high cistern WC and copper bath with centre taps.

OUTSIDE

The property has a Right of Way over an initial shared driveway to an area of parking and turning in front of the house. Steps lead down to the front door and a pathway continues around to the side garden. To the other side of the property is a log store and enclosure housing the oil tank. The side garden provides an area of level lawn with established borders. To the front is a children's play area with pull-up bars and swing.

HOME OFFICE

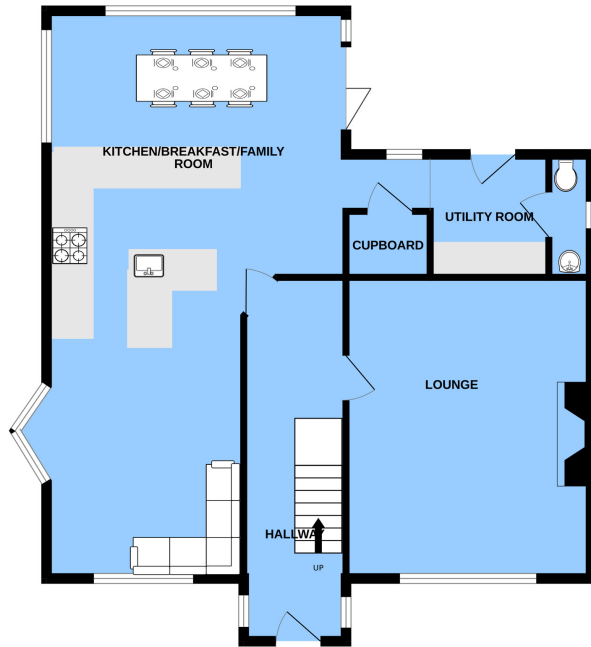
17' 5" x 12' 9" (5.31m x 3.89m) Fully insulated with power and light and glazed roof lantern.

REAR GARDEN

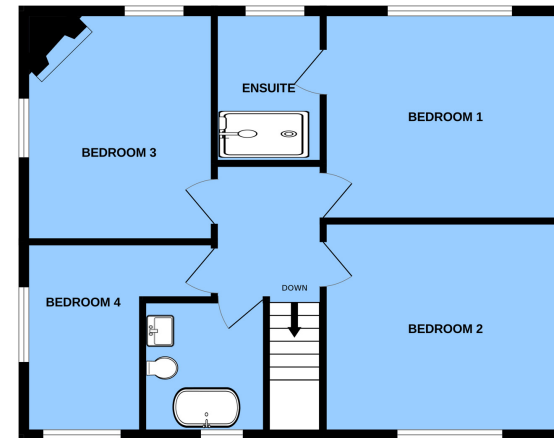
To the rear of the property is a wall and fence enclosed paved patio enjoying a south westerly aspect and leading to an additional area with storage cupboard and oil fired boiler.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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